

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
David Robert Thompson
Denise Pearl Thompson
Debtors

Case No. 18-00449-HWV
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0314-1

User: CKovach
Form ID: pdf010

Page 1 of 2
Total Noticed: 6

Date Rcvd: Oct 24, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2018.

db/jdb
cr
cr
5019397
5021025
5019449

+David Robert Thompson, Denise Pearl Thompson, PO Box 1005, New Kingstown, PA 17072-1005
+Carter Lumber Company, Inc., 601 Talmadge Road, Kent, OH 44240-7331
+First National Bank of Pennsylvania, c/o Donna M. Donaher, 100 Federal Street,
Fourth Floor, Pittsburgh, PA 15212-5708
+Cumberland County Tax Claim Bureau, 1 Courthouse Square, Room 106, Carlisle, PA 17013-3339
Nationstar Mortgage LLC d/b/a Mr. Cooper, c/o Karina Velter Esquire,
Manley, Deas & Kochalski, LLC, P.O. Box 165028, Columbus, Ohio 43216-5028
+Nationstar Mortgage, LLC, a/k/a Mr. Cooper, 8950 Cypress Waters Boulevard,
Coppell, TX 75019-4620

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 26, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2018 at the address(es) listed below:

Bruce J Warshawsky on behalf of Creditor Tradesman Building Group, LLC bjw@cclawpc.com,
jamestrano@cclawpc.com;jbartley@cclawpc.com;jlaughman@cclawpc.com
Clayton William Davidson on behalf of Creditor Deere & Company cdavidson@mwn.com,
nwelch@mwn.com
D. Troy Sellars on behalf of Asst. U.S. Trustee United States Trustee
D.Troy.Sellars@usdoj.gov, ustpreion03.ha.ecf@usdoj.gov
Donna Donaher on behalf of Creditor First National Bank of Pennsylvania donaherd@fnb-corp.com
Gary J Imblum on behalf of Plaintiff David Robert Thompson gary.imblum@imblumlaw.com,
gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;b
ernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase
.com
Gary J Imblum on behalf of Debtor 2 Denise Pearl Thompson gary.imblum@imblumlaw.com,
gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;b
ernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase
.com
Gary J Imblum on behalf of Debtor 1 David Robert Thompson gary.imblum@imblumlaw.com,
gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;b
ernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase
.com
Gary J Imblum on behalf of Plaintiff Denise Pearl Thompson gary.imblum@imblumlaw.com,
gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;b
ernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase
.com
James Warmbrodt on behalf of Creditor Toyota Motor Credit Corporation bkgroup@kmlawgroup.com
James W Adelman on behalf of Creditor Pennsy Supply Inc. mail@morrisadelman.com
Jeffrey C Clark on behalf of Creditor Jesse Esh jclark@wwwpalaw.com, dwilliamson@wwwpalaw.com
Jeffrey L Troutman on behalf of Plaintiff David Robert Thompson jeff.troutman@imblumlaw.com
Jeffrey L Troutman on behalf of Plaintiff Denise Pearl Thompson jeff.troutman@imblumlaw.com
John Matthew Hyams on behalf of Defendant Carter Lumber Company, Inc. jmh@johnhyamslaw.com,
ach@johnhyamslaw.com, eah@johnhyamslaw.com
Joseph P Schalk on behalf of Creditor Precast Systems, LLC jschalk@barley.com,
sromig@barley.com

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Joshua J Bovender on behalf of Creditor Carter Lumber Company, Inc. jbovender@tthlaw.com,
dshanaberger@tthlaw.com
Joshua J Bovender on behalf of Defendant Carter Lumber Company, Inc. jbovender@tthlaw.com,
dshanaberger@tthlaw.com
Karina Velter on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper
amps@manleydeas.com
Kathryn Leanne Mason on behalf of Creditor CL45 MW LOAN 1, LLC klm@jsdc.com,
cls@jsdc.com;eaf@jsdc.com;jnr@jsdc.com
Robert E Chernicoff on behalf of Creditor Linda S. Bales Living Trust rec@cclawpc.com,
jbartley@cclawpc.com;jlaughman@cclawpc.com;jhr@cclawpc.com
Steven M Williams on behalf of Creditor Innovative Painting Systems, Inc.
swilliams@cohenseglia.com, azortman@cohenseglia.com
Thomas O. Williams on behalf of Interested Party Catherine Colm TWilliams@ReagerAdlerPC.com,
ASouder@ReagerAdlerPC.com
Thomas O. Williams on behalf of Interested Party James Hegeman TWilliams@ReagerAdlerPC.com,
ASouder@ReagerAdlerPC.com
Tracy Lynn Updike on behalf of Creditor PA Central Federal Credit Union tupdike@ssbc-law.com,
ssollenberger@ssbc-law.com
United States Trustee ustpregion03.ha.ecf@usdoj.gov

TOTAL: 25

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:	:	
DAVID ROBERT THOMPSON	:	CASE NO. 1-18-00449-RNO
aka DAVE ROBERT THOMPSON	:	
DENISE PEARL THOMPSON	:	
Debtors	:	CHAPTER 13
	:	
DAVID ROBERT THOMPSON	:	
aka DAVE ROBERT THOMPSON	:	
DENISE PEARL THOMPSON	:	
Movants	:	
	:	
v.	:	
	:	
CHARLES J. DEHART, III, ESQUIRE,	:	
CARTER LUMBER COMPANY, INC.,	:	
FIRST NATIONAL BANK OF PA,	:	
NATIONSTAR MORTGAGE, LLC, aka	:	
MR. COOPER,	:	
CUMBERLAND COUNTY TAX CLAIM	:	
BUREAU	:	
Respondents	:	

ORDER

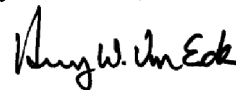
Upon consideration of Debtor's Motion to Sell Real Estate Free and Clear of Liens, and after notice and a hearing, and good reason appearing therefore, it is hereby declared that the Buyer (and/or its designee) is a good faith purchaser for purposes of Section 363(m) and (n) and for purposes of *In re Abbotts Dairies of Pennsylvania Inc.*, 788 F.2d 143 (3rd Cir. 1986);

IT IS HEREBY ORDERED AND DECREED that Federal Bankruptcy Rule 6004(g) is not applicable, and the real property may be sold and purchased immediately upon entry of Order of Court approving same and that the sale of real estate at 199 Beagle Club Road, Carlisle, Cumberland County, Pennsylvania, free and clear of liens, to Timothy Wilson and Ann Wilson for \$403,000.00 is approved and distribution of the proceeds as set forth below shall be permitted:

1. Payment of all closing costs for which Debtors are liable.
2. Payment of attorney's fees of the amount approved by the Court pursuant to the Fee Application filed simultaneously herewith.
3. Payment of any and all other miscellaneous fees involved with the refinance.
4. Except as otherwise stated below, payment of any liens and mortgages in order of priority.
5. As long as same is a valid lien on subject real estate, payment in full of Cumberland County Tax Claim Bureau statutory lien, or else the sale will not occur.
6. As long as same is a valid lien on subject real estate, payment in full of Cumberland County Tax Claim Bureau real estate taxes, if any, or else the sale will not occur.
7. As long as same is a valid lien on subject real estate, payment in full of Nationstar Mortgage, LLC, a/k/a Mr. Cooper, mortgage, or else the sale will not occur.
8. As long as same is a valid lien on subject real estate, payment in full of First National Bank mortgage, or else the sale will not occur.
9. If Debtors successfully avoid the Carter Lumber Company, Inc's lien as a preference or otherwise, no payment will be made towards this debt from the proceeds of sale.
10. Payment to Debtors up to the entire amount of their exemption in subject real estate.
11. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then payment to Trustee DeHart in an amount up to the amount necessary to fully fund the Plan, less any amount otherwise payable to a secured creditor pursuant to Debtors' Plan, which is, in fact, paid at settlement.

Dated: October 23, 2018

By the Court,



Henry W. Van Eck, Bankruptcy Judge (LS)